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**CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
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RECORDED ON
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EXEMPT #**

**FIRST AMENDMENT TO
DECLARATION OF
TITLETOWN COMMERCIAL
CONDOMINIUM**

Document Number

PAGES: 12

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Recording Area

Name and Return Address

Joseph S. Rupkey, Esq.
Foley & Lardner LLP
777 E. Wisconsin Avenue
Milwaukee, Wisconsin 53202-5306

SKC

See **Exhibit A**

Parcel Identification Number (PIN)

This instrument was drafted by Joseph S. Rupkey, Esq. of Foley & Lardner LLP, 777 E. Wisconsin Avenue, Milwaukee, Wisconsin 53202.

4885-6982-6714.3

**FIRST AMENDMENT
TO DECLARATION OF TITLETOWN COMMERCIAL CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF TITLETOWN COMMERCIAL CONDOMINIUM (this "Amendment") is dated as of the 24th day of July, 2024, by **TITLETOWN DEVELOPMENT, LLC**, a Wisconsin limited liability company ("Declarant").

R E C I T A L S :

A. Pursuant to that certain Declaration of Condominium of Titledown Commercial Condominium, recorded on April 21, 2020 in the office of the Register of Deeds for Brown County, Wisconsin as Document No. 2898907 (the "Declaration"), and that certain plat of Titledown Commercial Condominium recorded on April 21, 2020, as Document No. 2898906, certain real property located in the Village of Ashwaubenon, Brown County, Wisconsin, as more particularly described on Exhibit A-1 attached hereto (the "Condominium Property"), was submitted to the Wisconsin Condominium Act.

B. Section 3.4 of the Declaration provides that an Owner may amend the Declaration to subdivide its Unit.

C. Declarant, as the Owner of Unit 1 of the Condominium Property (as more particularly described in Exhibit A-2 attached hereto), desires to subdivide Unit 1 in order to create a new Unit 5 of the Condominium Property ("Unit 5"), as more particularly described on the Titledown Commercial Condominium Addendum No. 1 attached hereto as Exhibit B ("Plat Addendum No. 1"), which Unit 5 will be commonly known as the PAC GB Unit.

NOW, THEREFORE, pursuant to Section 3.4 of the Declaration, Declarant, as the Owner of Unit 1 of the Condominium Property, hereby subdivides Unit 1 and amends the Declaration as follows:

1. **Definitions.** Any capitalized term not otherwise defined herein shall have the meaning ascribed to such term in the Declaration, unless the context otherwise requires.

2. **Subdivision of Unit 1; Creation of Unit 5.** Unit 1 shall now mean Unit 1 less and except Unit 5, each as depicted on Plat Addendum No. 1. The horizontal and vertical boundaries for Unit 5 will be the same as for Unit 1. Unit 5 shall be commonly known as the "PAC GB Unit."

3. **Allocation of Percentage Interests and Votes.** As required by Section 3.4 of the Declaration, effective as of the recording of this Amendment, the Percentage Interests and votes allocated to each of Unit 1 and Unit 5 shall be as follows:

Unit No.	Percentage Interest	Number of Votes
Unit 1	59	59
Unit 5	<u>1</u>	<u>1</u>
Totals	60%	60


4. **Ratification.** Except as herein amended, all of the terms, covenants and conditions of the Declaration are hereby confirmed and shall remain in full force and effect and shall be binding upon and inure to the benefit of the owners of the Condominium Property and their respective successors and assigns.

5. **Conflict.** In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control.

[SIGNATURE PAGE FOLLOWS THIS PAGE.]

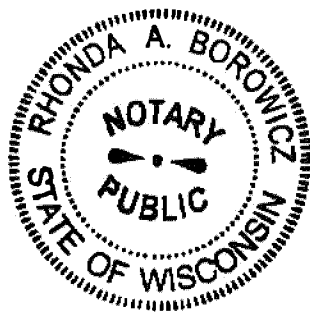
IN WITNESS WHEREOF, this Amendment is executed as of the date first set forth above by Declarant, as Owner of Unit 1.

TITLETOWN DEVELOPMENT, LLC,
a Wisconsin limited liability company

By: 
Name: Edward R. Policy
Title: Manager

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 24th day of July, 2024, the above-named Edward R. Policy, the Manager of Titledown Development, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.





Printed Name: Rhonda A. Borowicz
Notary Public
State of Wisconsin
My Commission expires: 08.11.2025

EXHIBIT A-1

Legal Description of Condominium Property

Lot 1 in the Townhouses of Brookwood Drive, a County Plat, recorded as Document No. 2871380, being a part of Private Claim 13 and 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

EXHIBIT A-2

Legal Description of Unit 1

UNIT 1, TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS, SERVICE ELEMENTS, EASEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN TITLETOWN COMMERCIAL CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN, BY A DECLARATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BROWN COUNTY, WISCONSIN, ON APRIL 21, 2020, AS DOCUMENT NO. 2898907; SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1 **Village of Ashwaubenon, Brown County, WI**

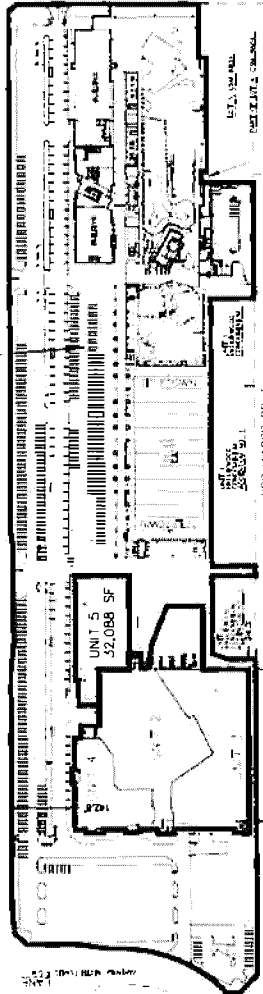
LEGAL DESCRIPTION
 UNIT 1, TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS, SERVICE ELEMENTS, EASEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPLICANT TO SAID UNIT, ALL IN TITLETOWN COMMERCIAL CONDOMINIUM, A CONDOMINIUM DEVELOPMENT, AS SHOWN ON THE PLAT OF THE CONDOMINIUM REGISTRATION STATEMENT FOR THE ESTATE OF WISCONSIN, BY LEGAL NOTATION, BEING THE OFFICIAL RECORD OF THE DEEDS FOR BROWN COUNTY, WISCONSIN, ON APRIL 27, 2022, AS DOCUMENT NO. 2885623, SAID CONDOMINIUM BEING LOCATED IN THE VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY: Lot 1 in the Townships of Breckwood Drive, 4 County Plm., recorded as Document No. 2871380 being a part of Inverse Claim 13 and 14, West Side of the Fox River in the Village of Ashwaubenon, Brown County, Wisconsin.

TOTAL AREAS
 UNIT 1: TITLETOWN UNIT
 UNIT 1: 52,463 SF
 UNIT 1: 52,463 SF

SITE PLAN
 GRAPHIC SCALE
 1" = 100'

UNIT 1
 52,463 SF



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 REAL ESTATE ATTORNEY
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 www.ra-smith.com

NOTARIAL PUBLIC
 My Comm. Expires 12/31/2024

WISCONSIN
 DEPARTMENT OF REVENUE
 DIVISION OF LAND RECORDS

RECEIVED
 10/10/2024

4885-6982-6714.3

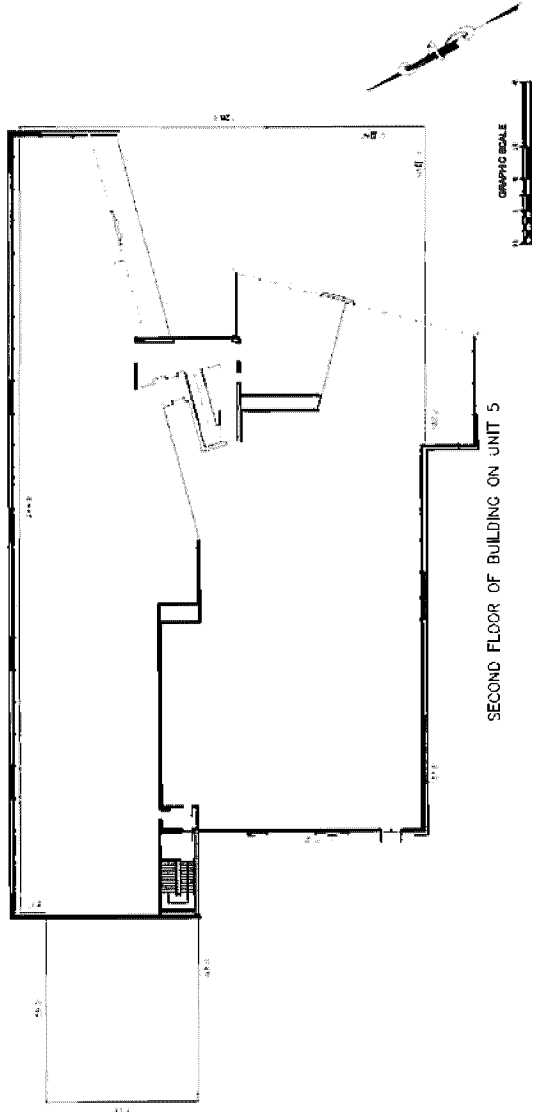
TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1
Village of Ashwaubenon, Brown County, WI

H. P. Lander

[illegible]

陳永發與王康紀念文集

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SECOND FLOOR OF BUILDING ON UNIT 5

GRAPHIC SCALE

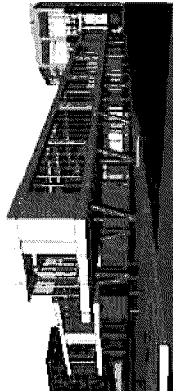
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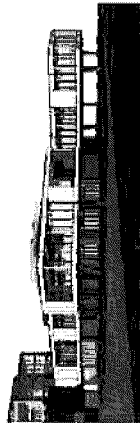
Diffusion-Synthesis

TITLETOWN COMMERCIAL CONDOMINIUM ADDENDUM NO. 1
Village of Ashwaubenon, Brown County, WI

Notary Public
for the State of Wisconsin
J. P. Conner
February 2, 2021



NORTHEAST
VIEW



SOUTHEAST
VIEW

4885-6982-6714.3

Notary Public for the State of Wisconsin, No. 8334